

**TREMONTON CITY CORPORATION  
PLANNING COMMISSION**

**June 14, 2016**

Members Present:

Robert Anderson, Chairman  
Ben Greener, Commission Member  
Arnold Eberhard, Commission Member  
Val Bennett, Commission Member  
Troy Forrest, Commission Member - excused  
Micah Capener, Commission Member - excused  
Tom Stokes, Commission Member  
Bret Rohde, City Councilmember - excused  
Steve Bench, Zoning Administrator  
Linsey Nessen, Deputy Recorder

Chairman Robert Anderson called the Planning Commission Meeting to order at 5:30 p.m. The meeting was held June 14, 2016 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Robert Anderson, Commission Member Ben Greener, Commission Member Arnold Eberhard, Commission Member Val Bennett, Commission Member Tom Stokes, Zoning Administrator Steve Bench, and Deputy Recorder Linsey Nessen were in attendance. City Councilmember Bret Rohde and Commission Members Troy Forrest and Commission Member Micah Capener were excused.

1. Approval of agenda:

**Motion by Commission Member Eberhard to approve the June 14, 2016 agenda.**

Motion seconded by Commission Member Bennett. Vote: Chairman Anderson – aye, Commission Member Greener, Commission Member Eberhard – aye, Commission Member Bennett – aye, and Commission Member Stokes – aye. Motion approved.

2. Approval of minutes: No minutes to approve.

3. Public Hearing:

Chairman Anderson called a Public Hearing to order at 5:32 p.m. to consider amending Title II and adding Chapter 2.07 Lot Splits. There were zero people in attendance.

a. To receive public input on amendments to Title II Subdivision Ordinance and adding Chapter 2.07 Lot Splits

Zoning Administrator Bench distributed the City Attorney's notes on the Title II. He did not receive them in time to forward copies to the Commission before the public hearing. The Commission noted that if a home will be within less than 300

feet they must connect to the sewer. The new Chapter lists certain criteria that must be met to be eligible for a septic tank. If they do not meet the requirements, they must hook up to the City's sewer system. There can be one building unit per four (4) acres with a maximum of five dwelling units per the original parcel (twenty acres). If they exceed those limits they would need to connect to the sewer.

The homes can all be close together but must have a minimum half acre for each home with a septic tank. If the homes do not have City water and they meet the requirements for a septic tank, the homes must be on a minimum one and a half acres. The Health Department requires that a well be at least 100 feet away from a septic tank.

Commission Member Bennett asked whether an owner who put five (5) homes on ten acres of his twenty (20) acre parent parcel could sell the other ten (10) acres. Zoning Administrator Bench said there will be a note attached to the recorded plat that would stay with the parcel. They could sell the other ten (10) acres if it was properly subdivided and a new owner could then put two (2) homes on the ten (10) acres and put in septic tanks.

Chairman Anderson has a problem with the title Lot Split, it does not seem clear to him. Zoning Administrator Bench said he can add lot split in the definitions. Most cities utilize lot splits as it saves time and work. It is an easy tool to allow septic tanks. Commission Member Bennett noted the first paragraph defines lot split. Zoning Administrator Bench said the attorney asked him to remove the definition that referred to rural areas and list the requirements for a property to be eligible for a septic tank.

Typical subdivisions have a concept plan, preliminary plat, and a final plat; whereas, a lot split will only have one plat. The detail drawings would not be very detailed as they don't contain the same things as a regular subdivision. The wording may be changed to lot split plat.

Chairman Anderson closed the Public Hearing at 5:47 p.m.

Commission Member Bennett asked how the public was notified about the public hearing. Zoning Administrator Bench noted he followed Utah State Law and published it in The Leader. Commission Member Bennett asked how the Commission approves a draft copy. Chairman Anderson said the City Council makes final changes and approval. Zoning Administrator Bench said changes can be made during a public hearing. While it is in draft mode, it is easier for the Commission to see the changes that have been made.

4. New Business:

- a. Discussion and consideration of approving and recommending to the City Council amendments to Title II Subdivision Ordinance and adding Chapter 2.07 Lot Splits

Zoning Administrator Bench stated the individual wanting to build a home and have a septic tank was informed of the public hearing. It is unclear how many other individuals may want to build a home with a septic tank but the work will be done if anyone else comes forward. Once the Commission recommends the code to the City Council for review, it will not come back to the Commission unless they send it back for more discussion and changes.

**Motion by Commission Member Bennett to recommend the send it to the City Council.** Motion seconded by Commission Member Stokes. Vote: Chairman Anderson – aye, Commission Member Greener, Commission Member Eberhard – aye, Commission Member Bennett – aye, and Commission Member Stokes – aye. Motion approved.

## 5. Adjournment

**Motion by Commission Member Stokes to adjourn the meeting.** Motion seconded by consensus of the Board. The meeting adjourned at 5:52 p.m.

The undersigned duly acting and appointed Recorder for Tremonton City Corporation hereby certifies that the foregoing is a true and correct copy of the minutes of the Planning Commission held on the above referenced date. Minutes were prepared by Cynthia Nelson.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2016.

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Linsey Nessen, DEPUTY RECORDER

\*Utah Code 52-4-202, (6) allows for a topic to be raised by the public and discussed by the public body even though it was not included in the agenda or advance public notice given; however, no final action will be taken.